

This Indenture

Made the Sixteenth day of November, in the year Nineteen Hundred and Fifty

Between PHILIP WOGEL and JEAN WOGEL, his wife, both residing at #21 Glenwood Street, Town of Guilderland, Albany County, State of New York,

parties of the first part, and
 JEAN WOGEL, residing at #21 Glenwood Street, Town of Guilderland, Albany County, State of New York,

party of the second part,
Witnesseth, that the parties of the first part, in consideration of
 ONE & No/100----- Dollar
 (\$ 1.00) lawful money of the United States, (and other good and
 valuable consideration) paid by the party of the second part, do

hereby grant and release unto the party of the second part, her heirs
 and assigns forever, ALL that tract, piece or parcel of
 land, situated, lying and being in the Town of Guilderland, Albany
 County, New York, bounded and described as follows, viz:-

BEGINNING at an iron pipe at the most southerly point in the
 division line between the lands of Philip Wogel, Jean Wogel and Carol
 Buhar on the west and the lands now or formerly of Catherine M. Smith
 on the east, said point of beginning being the southeasterly corner
 of Lot No. 4 as shown on the map of the subdivision of property in
 Guilderland, Albany County, belonging to the heirs of Christian
 LaGrange, deceased, made by Wm. H. Slingerlands & Son, surveyors,
 filed in Albany County Clerk's Office as Map No. 116, in Drawer 8,
 Book 8 of Maps; running thence northeasterly along the said division
 line, for a distance of 126.06 feet, to the northeast corner of the
 lot herein being described; thence northwesterly, at right angles to
 the preceding course, for a distance of 113.66 feet to the northwest
 corner of the lot herein being described; thence southwesterly on the

arc of a circle deflecting to the south (left), with a radius of 315.00 feet and a central angle of $23^{\circ} 03' 12''$, for an arc distance of 126.74 feet to the point of curve of said circle; said point being in the southerly lot line of the lot herein being described, (and also in the southerly lot line of property of Philip Wogel, Jean Wogel and Carol Buher); thence southeasterly along the said property line, with an interior angle with the chord of the preceding course of $93^{\circ} 07' 24''$, for a distance of 107.72 feet to the point and place of beginning; the last described course making an interior angle with the first described course of $89^{\circ} 50'$. Excepting and reserving from the above described premises the strip of land at the southerly end of the lot, 12 feet wide, to be reserved as a right of way for a road or highway, or water pipe line, for the use and benefit of the subdivision of all the lots shown and designated on the map previously referred to as Map No. 146, Drawer 8, Book 8; being a part of the property conveyed to the parties hereto by Anna La Grange Friebel by warranty deed dated February 17, 1949, and recorded in Albany County Clerk's Office on that day in Book 1155 of Deeds at page 42.

Being the same premises described in Deed from Carol M. Buher to Philip Wogel and Jean Wogel, his wife, dated August 25th, 1949 and recorded in the Albany County Clerk's Office on that day in Liber 1179 of Deeds at page 179.

Subject to a mortgage thereon held by the National Savings Bank of the City of Albany, N. Y. recorded August 25th, 1949 in the Albany County Clerk's Office in Liber 1167 of Mortgages at page 313.

The consideration for this conveyance is less than \$100.

Subject to all covenants, conditions, restrictions and easements of record.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises, VOL. 1251 PAGE 75

To have and to hold the premises herein granted unto the part y of the second part, her heirs and assigns forever.

And said parties of the first part

covenant as follows:

First. —That the part y of the second part shall quietly enjoy the said premises;

Second. —That said parties of the first part

will forever **Warrant** the title to said premises.

Third. That the grantor, will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of any improvement, that has been commenced upon the premises and has not been completed at least four months before the making and recording of this deed, and that the grantor will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof The said parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

*Christian
Less than*

Philip Vogel
Jean Vogel

RECORDED
JAN 17 1892
CLERK

State of New York

County of ALBANY

CITY of ALBANY

SS:

On this Sixteenth day of November in the year Nineteen Hundred and Fifty before me, the subscriber, personally appeared

PHILIP WOGEL and JEAN WOGEL, his wife,

to me known and known to me to be the same persons described in, and who executed the within Instrument, and they duly acknowledged to me that they executed the same

Ann P. Heineman
Commissioner of Deeds
City of Albany, N. Y.



WARRANTY WITH LIEN GOVERNMENT

PHILIP WOGEL
and
JEAN WOGEL

0243

JEAN WOGEL

Dated, November 16 1950

STATE OF NEW YORK
County of Albany ss.

RECORDED
ON THE
17 day of Jan. A.D. 1951
at 11:00 A.M.
in LIBER 251 of DEEDS
at PAGE 13 and examined.
Ronald Lynch
CLERK

FRANK PEDLOW
Attorney & Counsellor-at-Law
100 STATE STREET
ALBANY, NEW YORK

Walter H. Brown, Esq.